



MIAMI-DADE COUNTY REGULATORY AND ECONOMIC
RESOURCES DEPARTMENT
Building Support Section
11805 S.W. 26 Street (Coral Way), Room 230
Miami, FL 33175-2474
Phone: (786) 315-2424
Fax: (786) 315-2548

Date: 4/13/2016

COC OFFICIAL USE ONLY

**NOTICE OF HEARING DECISION
AND ORDER OF MIAMI-DADE COUNTY
UNSAFE STRUCTURES APPEAL PANEL**

PLEASE NOTE: FOR FULL INFORMATION CONCERNING THE DECISION PLEASE READ THIS DOCUMENT IN ITS ENTIRETY

JUAN FARRAMOLA & W ELIZABETH
3565 NW 102ND ST

MIAMI FL 33147-1535

Re: **3565 NW 102 ST**

Legal Description: **THE TROPICS ADD PB 5-91 LOT 2 BLK 6 LESS N35FT FOR R/W PROP ADD 3562 NW 103 ST LOT SIZE 50 X 103 OR 17224-0338 0596 1**

USP No.: **DC20160176044U**

The Unsafe Structures Appeal Panel action on **(A) CBS DWELLING (B) WOOD FRAME ATTACHED ADDITION (C) WOOD FRAME ATTACHED ACCESSORY STRUCTURE (D) METAL FENCE (E) ELECTRICAL POLE** located at the above address is as follows:

At its meeting on **4/13/2016**, the Unsafe Structures Appeal Panel ordered that:

The following structure(s) must be secured using the specified securing method within the number of days indicated as noted below:

STRUCTURE	APPROVED SECURING METHOD	ORDER TO SECURE NUMBER OF DAYS TO COMPLY
A	STORM SHUTTERS (1/2 plywood, bolts and lumber as specs)	5

The structure(s) is/are to be maintained secure, clean and sanitary. The premises must be maintained free of debris, overgrown grass or weeds and free of discoloration or graffiti.

Miami-Dade County Regulatory and Economic Resources Department Unsafe Structure Case Number = 20160176044, Total Structures = -1

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In addition, the following order(s) of the Unsafe Structures Appeal Panel must be adhered to:

STRUCTURE	ORDER	NUMBER OF DAYS TO COMPLY
A	REPAIRED OR COMPLETED WITH ENGINEER'S CERTIFICATION AND ARCHITECT'S/ENGINEER'S SEALED PLANS. ENGINEER CERTIFICATION MUST BE SUBMITTED TO THE UNSAFE STRUCTURE UNIT.	90 DAYS
D	REPAIRED OR COMPLETED WITH ENGINEER'S CERTIFICATION AND ARCHITECT'S/ENGINEER'S SEALED PLANS. ENGINEER CERTIFICATION MUST BE SUBMITTED TO THE UNSAFE STRUCTURE UNIT.	90 DAYS

A building permit must be obtained for the following structure(s) for all repairs or items to be completed. All permit documents including the Architect's/Engineer's sealed plans, when required, shall be submitted **FIRST** to the Unsafe Structures Unit for approval. The building permit must be obtained by a licensed contractor or a qualified homeowner pursuant to Section 10-5 of the Miami-Dade County Code within the number of days as specified below:

STRUCTURE	ORDER TO OBTAIN PERMIT NUMBER OF DAYS TO COMPLY
A	90 DAYS
D	90 DAYS

The completion or repair(s) of the following structure(s) shall be completed within the days as specified below after obtaining the permit. Completion shall be evidenced by a final inspection approval on the building permit(s) obtained.

STRUCTURE	ORDER TO COMPLETE REPAIRS - NUMBER OF DAYS TO COMPLY
A	120 DAYS
D	120 DAYS

The Unsafe Structures Appeal Panel further ordered that the following structure(s) must be demolished.

STRUCTURE	ORDER TO DEMOLISH - NUMBER OF DAYS TO COMPLY	TO BE DEMOLISHED BY
B	120 DAYS	OWNER
C	120 DAYS	OWNER
E	120 DAYS	OWNER

The property owners have granted consent allowing Regulatory and Economic Resources Department staff access to the property for the purpose of performing compliance inspections while this case remains active.

Except as otherwise specified above, the timeframes to comply will commence from the date of the Hearing at which the Appeal Panel issued this Order. Please also note that all time frames mentioned are in calendar days.

IF ANY OF THE ABOVE ORDER(S) ARE NOT COMPLIED WITH, SAID STRUCTURE(S) SHALL BE DEMOLISHED BY THE ENFORCING MUNICIPALITY AS SOON AS POSSIBLE.

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If Structure B is demolished, then the walls of Structure A adjacent to where Structure B was located, shall be repaired under a building permit to meet the requirements of the Florida Building Code for exterior walls.

In accordance with Section 8-5(n) of the Code of Miami-Dade County, any owner or authorized representative may seek an extension of the timeframes set forth in an Order of the Unsafe Structures Appeal Panel. Such request for a hearing to seek an extension must be in writing, directed to the Secretary of the Unsafe Structures Appeal Panel. The written request for extension must be received by the Secretary of the Appeal Panel prior to the deadline specified in the order. For example, in the event the Appeal Panel Order states that a permit must be obtained within a specified period, the request for extension of the deadline to obtain the permit must be received prior to the expiration of that specified period. If the same order provides a deadline for completion of the structure, the request for the extension for the deadline of completion must be received prior to the deadline for completion, provide that the applicant has complied with the permit deadline. In no event may the Appeal Panel grant more than one extension of time for each initial order.

To obtain an extension, the owner or applicant must demonstrate to the reasonable satisfaction of the Appeal Panel that the structure that is the subject of the Order is secure at the time the extension is sought and that the owner or applicant has made a good faith attempt to comply with the Order which has been impeded by changed circumstances or other circumstances outside of the owner or applicant's control. As a further condition of the extension, the owner or applicant must submit in writing, together with the petition for an extension, a written timetable for compliance with the substantive provisions of the Order and for completion of all necessary repairs. The Appeal Panel will limit its consideration of the petition to deciding whether the grounds for an extension have been satisfied.

The Unsafe Structures Appeal Panel also ordered that, if compliance is not obtained within the time periods stipulated above, then the Building Official is further instructed to proceed in accordance with Section 8-5 of the Code of Miami-Dade County. There will be no further notices or communication from the Unsafe Structures Appeal Panel regarding this case. **This document is recorded by the Building Official with the Clerk of the Circuit Court. This recording will constitute constructive notice to all concerned, as well as any subsequent purchasers, that a decision has been rendered by the Unsafe Structures Appeal Panel on the above referenced property.**

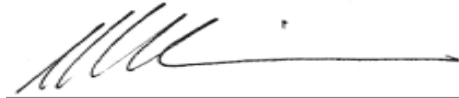
Repair or demolition permits, for property located at the above address must be obtained from the Unincorporated Miami-Dade County Regulatory and Economic Resources Department, UNSAFE STRUCTURES UNIT, 11805 S.W. 26 Street, Miami, FL. 33175, (786) 315-2424. Please call this office before coming in for a permit or for further information on this matter.

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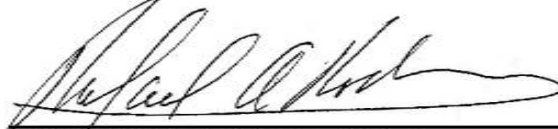
The Unsafe Structures Appeal Panel is Quasi-Judicial. The decision and specified compliance date(s) are final and binding. Any person aggrieved by a decision of the Unsafe Structures Appeal Panel may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure as indicated in Section 8-5 of the Code of Miami-Dade County.

Respectfully,



RAFAEL V. LICEA, Chairperson
 Unsafe Structures Appeal Panel

Motion Made by:



RAFAEL A. RODRIGUEZ, Panel Member

Seconded by:



MIGUEL MARTINEZ, Panel Member

cc: Known Interested Parties: See Attached Exhibit A

Seal



This instrument was prepared by:
 JENNIFER MALCOLM
 Miami-Dade County
 Regulatory & Economic Resources Dept.
 11005 S.W. 26 St, Room 218
 Miami, Florida 33175-3474

INTERESTED PARTIES 4/13/2016
 JUAN FARRAMOLA & W ELIZABETH
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EXHIBIT A

Interested Parties Attachment

Known Interested Parties for Case Number: 20160176044 as of 3/11/2016

ITEM	NAME	CARE OF	ADDRESS
1	SOUTHERN GROUP INDEMNITY COMPANY		PO BOX 352290 MIAMI, FL 33135-0000 USA
2	GE MONEY BANK	F/K/A GE CAPITAL CONSUMER CARD CO.	4125 WINDWARD PLZ BLDG 300 ALPHARETTA, GA 30005-0000 USA
3	GE MONEY BANK	C/O BRAY AND LUNS福德 P.A.	PO BOX 53197 JACKSONVILLE, FL 32201-3197 USA
4	FORD MOTOR CREDIT COMPANY	C/O WILLIAM A. INGRAHM, JR. P.A.	3050 BISCAYNE BLVD STE 400 MIAMI, FL 33137-4143 USA
5	FORD MOTOR CREDIT COMPANY		PO BOX 6508 MESA, AZ 85216-6508 USA
6	CAPITAL ONE BANK	C/O ARTHUR DREW RUBIN, RUBIN & DEBSKI, P.A.	PO BOX 47718 JACKSONVILLE, FL 32247-7718 USA
7	DADE COUNTY FEDERAL CREDIT UNION	C/O ROBERT D DUNN, ESQ.	8500 SW 92ND ST STE 202 MIAMI, FL 33156-7379 USA
8	MIDLAND FUNDING LLC		8875 AERO DR STE 200 SAN DIEGO, CA 92123-2255 USA
9	CAPITAL ONE BANK (USA), N.A.	F/K/A CAPITAL ONE BANK	1680 CAPITAL ONE DR MCLEAN, VA 22102-3407 USA
10	UNITED STATES OF AMERICA	C/O U.S. ATTORNEY'S OFFICE, FINANCIAL LITIGATION UNIT	99 NE 4TH ST MIAMI, FL 33132-0000 USA
11	STATE FARM FIRE AND CASUALTY COMPANY		PO BOX 2375 BLOOMINGTON, IL 61702-2375 USA
12	CAPITAL ONE BANK (USA), N.A.		4851 COX RD GLEN ALLEN, VA 23060-6293 USA
13	EQUABLE ASCENT FINANCIAL, LLC		1120 W LAKE COOK RD STE B BUFFALO GROVE, IL 60089-1970 USA
14	MARY PENA AND DANIEL PENA		8280 NW 171ST ST MIAMI, FL 33015-9207 USA
15	STEWART ENTERPRISES, INC. D/B/A CABALLERO RIVERO WOODLAWN FUNERAL HOME	C/O HUNTER WARFIELD, INC.	4620 WOODLAND CORP BLVD TAMPA, FL 33614-2415 USA
16	DADE COUNTY FEDERAL CREDIT UNION		10900 SW 88TH AVE MIAMI, FL 33176-3739 USA
17	PORTFOLIO RECOVERY ASSOCIATES, INC.		120 CORPORATE BLVD NORFOLK, VA 23502-4962 USA
18	CITY OF MIAMI CODE ENFORCEMENT		444 SW 2ND AVE 4 MIAMI, FL 33130-1910 USA

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